

Town of Carlisle

MASSACHUSETTS 01741

FRANK E. HANNAFORD, Clerk
201 Prospect St.
CARLISLE, MASS. 01741

Office of
PLANNING BOARD

MINUTES - April 22, 1974

MEMBERS PRESENT: Santomenna, Bridges, Hannaford, Kulmala and Pugmire

CANDIDATES PRESENT: Engquist and Sauer

It was reported that Cal-Mor would like a member of the Planning Board to inspect their subdivision on Carleton and Tophet Roads as they say all of the work is now complete. Mr. Hannaford will take care of this.

Discussion was held on mailings and publicity regarding the Zoning Bylaw Changes. It was decided that Mr. Pugmire will have an article ready tomorrow morning for the Concord Journal and the Planning Board will pay for a page in the next issue of "The Mosquito" to assure that a full explanation of the changes will be published. Letters will be sent to the owners of business zoned property.

Further minor Bylaw changes were made as follows:

Page 4 C.1.f. To read: . . . with not more than 1000 square feet of gross floor . . .

C.1.k. Correct spelling to: cemetery

5 C.2.h. To read: . . . 2000 square feet of gross floor area

6 D.1. Eliminate the statement - "In a Carlisle Center Business District the following uses are permitted as of right:"

D.1.b. To read: Business establishments shall not exceed 2000 square feet of gross floor area

Mr. Pugmire reported that Mr. Donald Cochran of the Board of Appeals feels strongly about removing Section 2.B.1.b. relating to alteration of single-family dwellings to accommodate two families however it is too late to consider this at the present time.

Rules and Regulations Discussion

It was unanimously decided to remove Section 6, Small Subdivisions from the current Rules and Regulations and to add to the new Rules the Statement from Chapter 41 General Laws: "In accordance with Section 81-R the planning board may in any particular case, where such action is in the public interest and not inconsistent with the intent and purpose of the subdivision control law, waive strict compliance with its rules and

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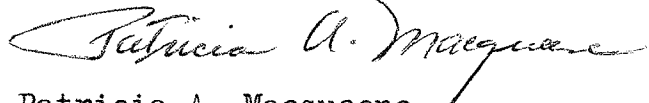
regulations." This will provide for waivers of the Rules and Regulations so that small subdivisions would be provided for in this manner.

Section 4.D. "Open Spaces" was questioned and Mr. Santomenna pointed out that this is covered by state law and that a town must purchase open land within a three year period otherwise a subdivider may build upon it after that period.

Mrs. Kulmala will draft a section requiring the subdivider to make provisions for street sign posts.

The next meeting of the Planning Board will be held May 6 to plan strategy for the Town Meeting. The meeting was adjourned at 10:10 P.M.

Respectfully submitted,



Patricia A. Macqueene
Secretary

Mrs. Kulmala has proposed the following section to be added to the Rules and Regulations:

"Street name signs shall be furnished, set in concrete and erected at all street intersections prior to the occupancy of any house on the street. Signs shall be obtained from the Carlisle Highway Department."